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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



12 Hatt Close, Moulton PE12 6PY

GUIDE PRICE - £245,000 Freehold

- Ideal Family Home
- 3 Bedrooms
- Ample Parking, Single Garage
- Popular Location
- Viewing Recommended

3 bedroom detached property situated in prime location of the popular village of Moulton. Accommodation comprising entrance hallway, lounge diner, kitchen breakfast room, cloakroom, sun room, 3 bedrooms and bathroom. Multiple off-road parking to the front, single garage and enclosed low maintenance garden to the rear. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Lantern light, further external light to:

OPEN PORCH

Tiled hearth, into:

ENTRANCE HALLWAY

5' 10" x 13' 3" (1.80m x 4.06m) Coved and textured ceiling, centre light point, radiator, BT point, door into:

LOUNGE

12' 5" x 15' 0" (3.79m x 4.59m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator, TV point, double doors with obscure glazed panels leading into:

DINING ROOM

9' 10" x 11' 7" (3.01m x 3.55m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, double radiator, TV point, serving hatch, door into:



KITCHEN BREAKFAST ROOM

8' 8" x 12' 0" (2.66m x 3.66m) UPVC double glazed window to the rear elevation, coved and textured ceiling, strip light, double radiator, under stairs storage area, space for fridge freezer, breakfast bar, fitted with a wide range of base and eye level units, work surfaces over, tiled splashback, inset sink with mixer tap, plumbing and space for washing machine, integrated Neff 4 ring gas hob, extractor hood over, eye level double fan assisted electric oven, space for fridge/freezer, TV point. Obscure glazed door off into:

SUN ROOM

9' 6" x 16' 8" (2.92m x 5.10m) Vaulted ceiling with heat resistant roof, dwarf brick wall and UPVC double glazed windows to both side and rear elevations, fitted French doors, double radiator, TV point, electric gas heater, UPVC double glazed door to the side elevation.



CLOAKROOM

4' 9" x 7' 6" (1.46m x 2.30m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, part tiled walls, fitted with a two piece suite comprising low level WC and wash hand basin with taps, tiled splashbacks, range of shelving.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

7' 7" x 9' 0" (2.32m x 2.75m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, access to loft space, door into:



MASTER BEDROOM

11' 0" x 14' 2" (3.36m x 4.33m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point, wall light, fitted with range of wardrobes with overhead storage units and built-in dressing table.

BEDROOM 2

11' 0" x 12' 10" (3.36m x 3.92m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted wardrobe fitment with sliding doors with hanging rail and shelving, storage cupboard off housing hot water cylinder with slatted shelving.

BEDROOM 3

7' 4" x 9' 1" (2.26m x 2.78m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, shelving.



FAMILY BATHROOM

6' 9" x 7' 8" (2.08m x 2.36m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, double radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, bath with mixer tap with fitted power shower over and curtain. Medicine cabinet, part tiled walls.

EXTERIOR

Concrete driveway with paved area to the front with a wide range of mature shrubs and trees. Wrought iron gated access to both side elevations.

SINGLE GARAGE

8' 2" x 18' 0" (2.49m x 5.49m) Up and over door, strip light, power points.

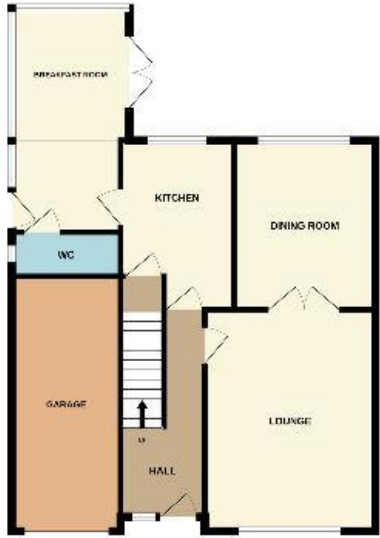
REAR GARDEN

Garden shed, low maintenance with a wide range of mature shrubs and trees (in need of cutting back).

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road and continue for 4 miles to the village of Moulton. Turn right into Bell Lane and then take the first right hand turning into Hatt Close.





1ST FLOOR
437 sq ft (40.2 sq m) approx



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

TENURE
Freehold

SERVICES
All Mains

COUNCIL TAX BAND
C

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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